146.0	0005	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	706,200 / 706,200
					USE VALUE:	706,200 / 706,200
					ASSESSED:	706,200 / 706,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		ARLMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRANSFORD JEFFERSON W
Owner 2:	BRANSFORD JULIE A
Owner 3:	
Street 1:	28 ARLMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,030 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1945, having primarily Wood Shingle Exterior and 1471 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7030.000	201,500		504,700	706,200
Total Card	0.161	201,500		504,700	706,200
Total Parcel	0.161	201,500		504,700	706,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 480.08 | /Parcel: 480.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 96336
GIS Ref
GIS Ref
Insp Date 01/21/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 146.0-0005-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	201,500	0	7,030.	504,700	706,200	706,200	Year End Roll	12/18/2019
2019	101	FV	175,800	0	7,030.	473,200	649,000	649,000	Year End Roll	1/3/2019
2018	101	FV	175,800	0	7,030.	391,200	567,000	567,000	Year End Roll	12/20/2017
2017	101	FV	175,800	0	7,030.	359,600	535,400	535,400	Year End Roll	1/3/2017
2016	101	FV	175,800	0	7,030.	328,100	503,900	503,900	Year End	1/4/2016
2015	101	FV	165,000	0	7,030.	321,800	486,800	486,800	Year End Roll	12/11/2014
2014	101	FV	165,000	0	7,030.	299,000	464,000	464,000	Year End Roll	12/16/2013
2013	101	FV	165,000	0	7,030.	284,500	449,500	449,500		12/13/2012

!11463!

PRINT

Date	Time
12/11/20	01:37:58

LAST REV

Date	Time
04/29/09	09:49:00
apro	
11463	

USER DEFINED

Prior Id # 1:	96336
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEYLON THOMAS/E	26511-116		7/22/1996		185,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/25/2002	940	Wood Dec	20,000					RE-FRAME BACK ROOM

ACTIVITY INFORMATION

Date	Result	By	Name
1/21/2009	Measured	336	PATRIOT
1/14/2000	Inspected	263	PATRIOT
11/22/1999	Measured	153	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7030		Sq. Ft.	Site		0	80.	0.90	9									504,720						504,700	

Total AC/HA: 0.16139 | Total SF/SM: 7030 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 504,720 | Spl Credit | Total: 504,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1945	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	34.45	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	307396
Depreciation:	105898
Depreciated Total:	201498

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

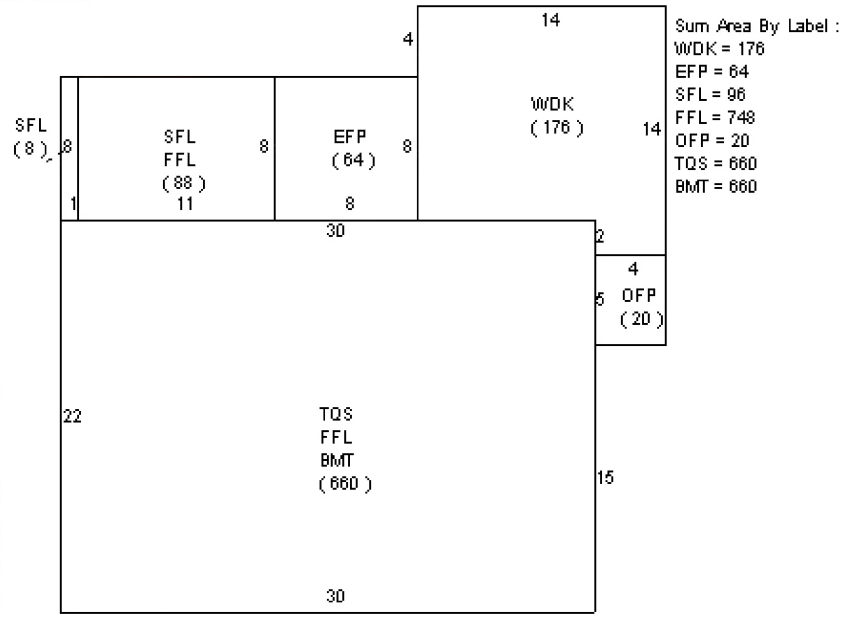
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	748	141.740	106,018
BMT	Basement	660	48.050	31,712
TQS	3/4 Story	495	141.740	70,159
WDK	Deck	176	11.680	2,056
SFL	Second Floor	96	141.740	13,607
EFP	Enclos Porch	64	69.760	4,464
OFP	Open Porch	20	44.000	880
	Net Sketched Area:	2,259	Total:	228,896
Size Ad	1339	Gross Are	2424	FinArea 1471

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

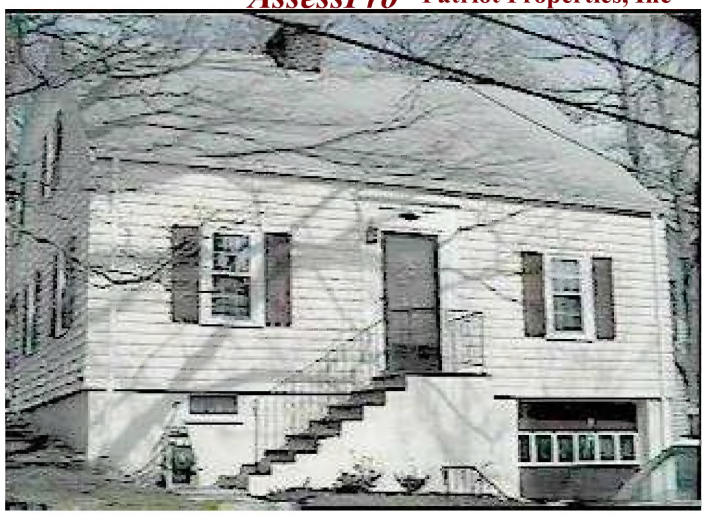
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	89.20
Final Total:	201500	Val/Su SzAd	150.49

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0005-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: